Summer Resorts.

ASBURY PARK, N. J.
SUNSET HALL
Opens June 1st. Superior in every respect. For terms, descriptive map and circular, address
JOHN ROCKAFELLER & SON.

COLEMAN HOUSE,
ASBURY PARK, N. J.,
Opens June 24, 1893.
Directly on the beach. The leading Hotel. Eighteenth season. For rates, diagrams and information address WM. M. BATES, Manager Everett House, Union Square, New-York, N. Y., until June 1.

DUTCHER HOUSE
AND COTTAGES,
PAWLING, N. Y.
Send for circular. C. V. LANSING, Manager.

GRAND ROCKLAND HOTEL
AT CONGERS ROCKLAND LAKE.
This finely constructed hotel, all modern improvements, electric lights, bells, &c.; boating, bathing and fishing; lawn tennis, croquet grounds; billiard and pool rooms; 40 minutes from 42d-st., 50 from Franklin-st.; 30 trains daily; opens May 29. Apply Congers Rockland Lake.
F. ASHTON, Proprietor.

HIGHLAND HOUSE,
NYACK-ON-THE-HUDSON.
Family Hotel. Rooms single or en suite. Opens June 1st. Popular Rates. BANNISTER & CO.

SEA CLIFF HOTEL,
Sea Cliff, L. I., opens Decoration Day. For healthfulness and beauty of scenery, this resort is unrivalled. Plan and terms at 74 West 30th-st. PEET & DAILEY, Proprietors.

TACK-A-POU-SHA HOUSE
AND NEW CASINO,
FAR ROCKAWAY, L. I.
Forty minutes from New-York. All modern improvements, including hot and cold sea water baths, free to guests; circulars mailed on application.
D. ROCHE, Proprietor.

THE GRENADA
COLD SPRING HARBOR, L. I.
Select family hotel; highest situation on North Shore; boating, bathing, fishing, tennis, bowling; good stabling; positively no mosquitoes or malaria; orchestra daily; opens early in June; terms moderate. W. B. GERARD.

"ASBURY PARK, N. J."
"THE VICTORIA."
Family hotel, fronting ocean; all modern improvements; superior table and appointments; fourteenth season. Now open. Terms moderate and reduced until July 1st.

"ASBURY PARK, N. J."
"The Fennemore." 1½ blocks from the ocean. Capacity 200. Address THOMAS NOBLE.

BEDFORD SPRINGS,
BEDFORD, PA.
"THE CARLSBAD OF AMERICA."
HOTEL OPENS JUNE 22d.
L. B. DOTY, Manager.

COTTAGES TO RENT,
Either furnished for housekeeping, or with service from the hotel, Mansion House, on Fisher's Island, New-York. Charmingly located, fine bathing and driving; 40 minutes from New-London, Conn.
For particulars, plans, etc., write
W. C. WHITE, Manager.

CARLYON ARMS HOTEL, WHITE PLAINS, N. Y., on Harlem R. R.; open all the year; 40 minutes from G. C. Depot; 27 trains each way daily; beautiful location; excellent table; first-class service. Address A. G. THOMPSON, Manager, P. O. Box 301.

DR. STARK'S HOTEL, OCEAN GROVE, N. J. Open all the year. Five stories high. 3,000 feet piazza. Sun parlor. Luxurious beds. Table first class. Piano. Electric bells and lights. Artesian water. Address W. H. L. STARK, M. D.

LONG POINT HOTEL, on Seneca Lake, New-York, opens June 24th. Accommodates 250 guests; a most charming place; 30 acres in shaded lawns and groves. Send for descriptive catalogue. Prices reasonable. Address 65 Wall-st., Room 4, New-York.

THE NANEPASHEMET,
MARBLEHEAD, MASS.
Finest ocean scenery on the Massachusetts coast. For description address AMMI BROWN.

THE WAVERLY, Ocean Grove, N. J., has been greatly enlarged and improved and will maintain its high reputation as a first-class family hotel; one minute walk of the beach. M. S. EDER.

WATSON HOUSE,
Babylon, Long Island.
Will open under new management June 1st. For full particulars, address HATCH & KERR, proprietors.

Spring Resorts.

HOTEL WELLINGTON,
ATLANTIC CITY, N. J., Ocean end of Kentucky Ave.
Now Open. M. A. & H. S. MILNOR.

HOTEL BERKELEY,
ATLANTIC CITY, N. J.
Extreme ocean end of Kentucky Ave.
Elevator, electric lights and everything new.
JAS. & GEO. REW.

THE WILTSHIRE, Atlantic City, N. J.
Virginia-ave. and beach. All modern conveniences. Now open. E. L. CHANDLER & CO.

HOTEL MT. PLEASANT,
ATLANTIC CITY, N. J.
Ocean end of Virginia Ave. Every convenience.
A. SMITH.

WHEN IN BUFFALO STOP AT THE GENESEE.
NIAGARA FALLS forty minutes away.

Country Board.

A LIMITED number adults taken to board at "Fair View," large country seat on the Hudson, directly opposite Hon. Levi P. Morton's estate, beautifully situated, on high elevation, commanding magnificent view of river and Catskills in the distance; farm attached; absolutely no malaria; table first-class in every particular. Terms, $10 to $15 per week; stable accommodations; references given and desired. Address Mrs. LAWTON, Box 178, Port Ewen, Ulster County, N. Y.

A HIGHLY RECOMMENDED city teacher going to her country home in Connecticut in June, will take under her charge for the summer several children to board and instruct, if desired. For terms address TRINCIPAL, Tribune Office.

ADIRONDACKS.—Private family will take few boarders for summer; pleasantly situated; good accommodations; shade, lawn, piazza; 15 minutes' walk from P. O. and churches; good table; milk, cream, eggs, vegetables from farm; terms moderate. Mrs. A. J. DURAND, Elizabethtown, Essex Co., New-York.

A FEW BOARDERS for June; high, cool, healthy; cream, eggs, berries, fresh vegetables; fine scenery, no malaria; references exchanged. Miss JANET BASCOM, Hinsdale, N. H.

A DELIGHTFUL summer place for boys, at Southold, L. I.; fishing, bathing, cycling, tennis; number limited to ten. Address RUGBY ACADEMY, 114 West 82d-st.

BOARDERS WANTED.—Large, airy rooms, good table, near depot; shady grounds, piazza, etc.; 35 miles from N. Y., New-Haven R. R.; horses and carriages, bathing; city references. Box 107, Noroton Heights, Conn.

COUNTRY BOARD FOR SIX, adults preferred, in one of the most charming places in the Green Mountain State. One-half mile from church and postoffice; six miles from railroad; good roads; livery. Terms $6 and $7 per week. Address Mrs. C. S. WILLIAMS, Dorset, Vermont.

COUNTRY BOARD.—Desirable board and rooms at Westhampton, L. I.; terms, from $10 to $12 per week; best references given and required. Address Mrs. L. C. WRAY, 1 Hudson-st., Yonkers, N. Y.

FAR ROCKAWAY.—Miss Curtis has 2 rooms to let in her new house; also cottage opposite. Apply 39 West 23d-st.

FAR ROCKAWAY.—Excellent accomodations, large shady grounds, garden; house newly decorated; special rates to families for the season. Families desiring privileges of private home address Mrs. W. STUART PEARSE, Franklin-st., Far Rockaway, L. I.

MONTEREY, BERKSHIRE CO., MASS., 9 miles from Gt. Barrington.—Accommodations for 20; bathroom, &c.; excellent beds; lovely location, 1,200 ft. elevation; milk, poultry, eggs, &c.; terms, $6 to $10. Address HENRY CLAPP.

NOW READY FOR SUMMER BOARDERS: lake adjoining; piano at service; terms reasonable; healthy location. Address W. H. THORN, Rhinebeck, N. Y.

SUPERIOR ACCOMMODATIONS at Ridge Farm, Scarsdale, N. Y., 100 acres high ground; beautiful views of Long Island Sound and inland; no malaria or mosquitoes; an abundance of fresh vegetables, fruit, eggs, milk and cream; table first-class in every respect; stabling; large lawn; fine shade. Apply R. E. CARPENTER, 3 Union Square, room 815.

Country Board Wanted.

STATEN ISLAND.—Two gentlemen want two bedrooms and sitting-room, good board and home comforts, in quiet, refined private family; references exchanged. State price and full particulars. "STATEN," 1,927 B'way.

City Property To Let.

IF
You really want a fine house to rent, go and see 120 West 80th St.; this is a bargain; 22-foot wide; back staircase; elegantly decorated; estate leases; price, $2,400; open Sundays.
POWER,
532 Columbus Av., between 85th and 86th sts.

To Lease for 84 years.
an extra large northwest 5th Av. corner.
JAMES L. LIBBY & SON, 79 Cedar St.

LEXINGTON-AVE., 1,235.—To let, unfurnished, near 86-ave. 86th-st. elevated station, a perfect little house beautifully arranged; room and decorated; rent, $1,200; open daily for inspection to any one without permit, between 9 and 10 a. m. and 4 and 5 p. m.; immediate possession if required.
OWNER, Room 50, 79 Cedar-st.

NO. 300 WEST 103D-ST., corner of West End-ave.—To rent, unfurnished, for a term of years; now being improved and decorated; never before occupied; three blocks from elevated station; 4 different street-car lines within 2 blocks; a city and country home combined; high ground; view of river and Riverside Drive; cool in summer, steam heated and extra hot-air furnace in winter; open week days 9 to 10 a. m., 4 to 5 p. m.; Sundays, 3 to 5 p. m.; permit unnecessary; rent only $2,600.
G. W. BASHFORD,
79 Cedar-st., New-York.

154 EAST 89TH-ST.—To let, unfurnished, near 3d-ave. and 89th-st. L station, a perfect little house; beautifully arranged, roomy and decorated; rent $1,000; will be shown without permit. Apply at 1,335 Lexington-ave., between 9 and 10 a. m. or 4 and 5 p. m.
OWNER,
Room 50, 79 Cedar-st.

Furnished Rooms To Let

Chicago.

ELEGANTLY FURNISHED room, large and light, near park, 20 min. walk to the World's Fair ground; circulars; select neighborhood; references. A. SCHNARNDORF, 749 Lafayette-ave., Brooklyn, N. Y.

Real Estate.

MONEY TO LOAN ON
Bond and Mortgage
BY
THE EQUITABLE LIFE ASSURANCE SOCIETY.
(No Charge for Examining Titles.)
Apply to T. D. JORDAN, Comptroller,
Equitable Building 120 Broadway, New-York.

No Charge for Examination of Titles.
$500,000 to loan at 5 per cent.
Apply to JAMES L. LIBBY & SON,
No. 79 Cedar-st.

Auction Sales of Real Estate.

JAMES L. WELLS, AUCTIONEER,
will sell at auction at New-York Real-Estate Salesroom, No. 111 Broadway, MONDAY, MAY 29, at noon,
41 CHOICE LOTS
known as the MURPHY ESTATE, fronting directly on
CROTONA PARK
AND
Crotona Parkway,
SOUTHERN BOULEVARD AND 175TH ST., 24TH WARD, NEW-YORK CITY.
Attractive property, in an established neighborhood, only 20 minutes from Harlem Bridge by the
BOSTON-AVE. ELECTRIC CARS,
which pass the lots. Stores, schools, churches, water, gas, electric lights.
SEND FOR MAPS TO
JAMES L. WELLS, AUCTIONEER,
59 LIBERTY ST.

M'EVOY ESTATE,
PART OF EDENWALD, NEAR
WOODLAWN STATION.
GEORGE W. BARD, Auctioneer.
SALE, SATURDAY, MAY 27TH,
AT 2 P. M., ON PREMISES.
Railroad passes, maps, full particulars of the auctioneer,
GEORGE W. BARD,
MOUNT VERNON, NEW-YORK, OR
JOHN A. ANDERSON,
146 BROADWAY, NEW-YORK CITY.

DON'T FORGET
THE GREAT AUCTION SALE
TO-MORROW.
MONDAY, MAY 22, AT NOON
AT THE EXCHANGE, 59 LIBERTY ST.
211 LOTS.
DOWNING ESTATE.
NEAR VAN NEST STATION,
OPPOSITE MORRIS PARK.
WESTCHESTER.
AGENTS AND MAPS
ON THE GROUND.
JAMES L. WELLS, Auctioneer,
59 Liberty St.

PETER F. MEYER, Auctioneer.
CORPORATION SALE OF PUBLIC SCHOOL PROPERTY, AND OTHER REAL ESTATE.
Public notice is hereby given that the Commissioners of the Sinking Fund of the City of New-York will offer for sale, at public auction, at the New-York Real Estate Exchange Salesroom, No. 111 Broadway, on Thursday, June 15, 1893, at noon, choice and valuable lots in the 8th, 12th and 23d Wards, no longer required for school purposes; and other lots, pieces and parcels of land belonging to the City of New-York, in the 12th, 19th and 24th Wards, and in Westchester County, on the line of the New Croton Aqueduct, to wit:
PUBLIC SCHOOL PROPERTY.
8TH WARD.—Plot of three city lots and building, formerly Grammar School No. 8, N. S. Grand-st., Ward No. 704, between South Fifth-ave. and Wooster-st.
12TH WARD.—Seven city lots, S. S. 120th-st., Block 706; Ward Nos. 41 to 47, between Lenox and 7th aves.; 175 ft. W. of Lenox-ave.
23D WARD.—Plot of three city lots and building, formerly Primary School No. 44, Block 779; Ward No. 10, N. S. Tremont-ave. and 142d-st.
23D WARD.—Four lots, each 25x165 ft., W. S. Ogden-ave., 300 ft. south of Union-ave.
Also four adjoining lots in rear, E. S. Lind-ave., varying from 184.75 ft. to 159.58 ft. in depth.
COMMON LANDS.
19TH WARD.—Four lots on Park-ave., each 26.1x100, N. W. corner 81st-st.; Block 460, Ward Nos. 33, 34, 35, 36.
OLD CROTON AQUEDUCT LOTS.
12TH WARD.—Two lots, S. S. 101st-st., Block 1,027, Wards Nos. 37, 38.
12TH WARD.—Two lots, N. S. 101st-st., Block 1,028, Ward Nos. 27, 28.
12TH WARD.—Two lots, N. S. 102d-st., Block 1,029, Ward Nos. 27, 28.
NEW CROTON AQUEDUCT PROPERTY.
12TH WARD.—One lot on Amsterdam-ave., S. E. corner 166th-st., 26.4x100, Lot No. 1, sales map; Farm No. 55, City tax map.
12TH WARD.—Three adjoining lots, each 26.1x100, Lot Nos. 2, 3, 4 on sales map; Farm Nos. 54, 55, City tax map.
12TH WARD.—One lot on Amsterdam-ave., S. E. corner 157th-st., 24.1x100, Ward N. 31, Farm No. 1.
12TH WARD.—Three adjoining lots, each 25.0x100, Ward Nos. 62, 63 and 64; Farm No. 1.
24TH WARD.—Two parcels vacant land, one on Sedgwick-ave., and one on Fordham Landing Road, near the shaft-sites #2 and #3.
WESTCHESTER COUNTY.—Eighteen parcels vacant land at shaft-sites Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 15½, 16, 17 and 19.
For full information, see advertisement in "City Record." Maps to be had at Comptroller's Office, 280 Broadway, and at the Auctioneer's Office, No. 111 Broadway. THEO. W. MYERS, Comptroller.
City of New-York, Finance Department, Comptroller's Office, May 10, 1893.

EXECUTOR'S SALE TO CLOSE AN ESTATE.
SEAMAN & LEWIS, Auctioneers.
Sale by order of the Executor of the estate of John H Tredwell, deceased.
About 25 acres of land near Sand Point, in Queens County, Long Island.
Saturday, June 3d, 1893, at 3 o'clock, p. m., on the premises.
Water Front on Manhasset Bay, High Land, Fine View.
Seventy per cent of purchase money may remain on bond and mortgage for three years at five per cent.
Carriages at Great Neck Station will meet train leaving Long Island City at 1 o'clock p. m., on day of sale.
Maps and particulars may be obtained of C. & N. D. Lawton, Attorneys, 40 Wall Street, New-York City, and of DeGrove & Riker, 145 Nassau Street, New-York City.

JOHN N. GOLDING, Auctioneer,
WILL SELL AT AUCTION,
TUESDAY, MAY 23, 1893,
At 12 o'clock noon,
At the New-York Real Estate Salesroom, 111 Broadway, Trinity Building.
EXECUTOR'S SALE.
CHOICE INVESTMENT PROPERTY.
S. E. Cor. 5th Ave. and 125th St.
3-STORY DWELLING.
For maps and full particulars apply to Messrs. McCALL & ARNOLD, Attorneys, 120 Broadway, or of the Auctioneer, 11 Pine-st.

RICHARD V. HARNETT & CO., Auctioneers, will sell at auction Tuesday, May 23, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty-st.
EXECUTOR'S SALE.
261, 263, and 265 West 130th-st., adjoining 8th-ave., 5-story brownstone flats, 25x75x100 ft. each. Will be sold on very liberal terms. Elevated Railroad Station being built at corner.
THURSDAY, MAY 25,
TO CLOSE A PARTNERSHIP,
Plot consisting of about 65 very choice lots, 25x100 each, situate on
EMERSON ST. AND PRESCOTT AVE.
in the 12th Ward.
Will be sold in bulk.
GEO. ROBINSON, Esq., Atty., 21 Park Row.
Maps at Auctioneers', 71 and 73 Liberty St.

RICHARD V. HARNETT & CO., AUCTRS.
WILL SELL AT AUCTION, TUESDAY, MAY 23, at 12 o'clock noon, at the New-York Real Estate Salesroom, No. 111 Broadway,
Supreme Court Partition—John H. Judge, Referee.
328, 330, 332, 334, and 336 West 48th-st., 5-story flats. Lots, 25x100.5 each.
STRALEY, HASBROUCK & SCHLOEDER, Plaintiffs' Attorneys, 280 Broadway.

Maps at Auctioneers', 71 and 73 Liberty-st.

WILLIAM KENNELLY, AUCTIONEER.
By order Supreme Court in Partition.
VALUABLE FACTORY PROPERTY.
Six-story and basement brick building,
NOS. 313-319 WEST 43D ST.; also
NO. 311 WEST 43D ST.,
8-story and basement brick dwelling.
Under direction SOMERVILLE P. HOCK, Esq., Referee.
WILLIAM KENNELLY will sell at auction,
THURSDAY, JUNE 1, 1893,
at 12 o'clock noon, at the New-York Real Estate Salesroom, 111 Broadway, the desirable property above mentioned. ROBERT THORN, Esq., Plaintiff's attorney. Maps and further particulars with Attorney, 56 Wall-st., or Auctioneer, Room F, basement 111 Broadway.

City Property For Sale.

FOR SALE.—The new and elegant four-story high-stoop stone and terra-cotta front houses
NOS. 17, 21 AND 23 WEST 86TH STREET,
built in the most substantial manner by day's work; hardwood trimmed, parquet flooring, open plumbing, tiled bathrooms. Terms to suit. Apply to Estate of H. D. ALDRICH, 29 Broadway.

THE MOST "ARTISTIC," full-size dwelling in 53d-st. (built by McCafferty & Buckley). "NEAR" 5th-ave. Price reduced to auction value to effect immediate sale.
HENRY D. WINANS & MAY,
(Successors to Bellamy & Winans.)
655 Fifth-ave., cor. 52d-st.

Real Estate To Exchange.

Free and Clear,
a complete cottage at Elberon; will exchange for New-York City property. Apply to
JAMES L. LIBBY & SON, 79 Cedar-st.

DOUBLE FLAT renting for 10 per cent on value; will exchange equity for Westchester County property. No agents. Address A. HOPE, Room 23, Times Building, city.

Furnished Houses Wanted.

WANTED.—Completely furnished cottage, six or seven rooms, on shore; unfashionable neighborhood; not over forty-five minutes from New-York. Address H. D. C., Tribune Uptown Office, 1,242 Broadway.

To Let For Business Purposes.

TO LEASE FOR A TERM OF YEARS.
Sherwood Hotel,
NORTHEAST CORNER
5TH AVE. AND 44TH ST.
Terms and information only from
RICHARD V. HARNETT & CO.,
71 and 73 Liberty St.

AT 58 and 60 Fulton-st., 1st lofts to let; also 2d and 4th.
RULAND & WHITING, 5 Beekman-st.

A DESIRABLE corner store in Temple Court, fronting Park Row, to let.
RULAND & WHITING, 5 Beekman-st.

FLOORS TO LET WITH POWER
in the
METROPOLITAN REALTY BUILDING,
COVERING 10,000 SQUARE FEET,
14 stories high, fronting 200 feet on the
BROOKLYN BRIDGE,
55 feet on both Rose and William sts.,
WINDOWS ON FOUR SIDES,
50 on each floor;
BEST LIGHTED FLOORS IN THE CITY;
BUILDING THOROUGHLY FIREPROOF,
fitted with
EVERY MODERN CONVENIENCE.
RULAND & WHITING,
5 Beekman-st.

HANDSOME OFFICE in The Tribune Building, 23 by 25 feet square, lighted by windows on three sides, and divided into four parts by sound-proof ash partitions, specially made. Apply at Business Office, THE TRIBUNE, 154 Nassau-st. Also one small office.

STORES WITH INDEPENDENT CELLARS, offices studios, rooms for light business purposes, to let in the conveniently located building at 112 West 40th-st.; all have independent toilet rooms, gas and furnace heat; inspection invited. Further information from janitor, next door, at No. 110.

Unfurnished Apartments To Let.

A.—WINDSOR,
BROADWAY, CORNER 64TH-ST.
Delightful corner apartment, steam heated, 11 rooms, all light and cheerful; ample closets; two elevators, &c. Also a very desirable apartment facing Broadway, furnished or unfurnished; 11 rooms, all light and cool.

Fifth Avenue Corner.
125 feet on street and avenue; 9 large rooms, hardwood finish, up one flight, steam heat; range, fuel free. Light kitchen, having windows on 125th-st. Nothing in New-York equal to it at the price, $1,800.
Also similar apartment up three flights, $1,400.
POSSESSION IMMEDIATELY.
HEALTH FOOD CO.,
FIFTH AVENUE AND 13TH-ST.

THE WESTMINSTER,
EAST 16TH-ST.,
ADJOINING WESTMINSTER HOTEL.
New-York's only apartment-house connecting with a hotel. Meals on American plan, served in apartments or in hotel dining-room. The quiet and privacy of a home, with conveniences and independence of a hotel.
Two handsomely furnished suites.
Parlor, four bedrooms and bath.
Absolutely fireproof.
To lease from June 1st.

THE WALTON, 164 EAST 89TH-ST.
Close to elevated; genteel, unfurnished apartments for genteel people only at very moderate rentals; 5 to 7 rooms and bath; rents, $30 to $35. Call and examine the vacancies.

THE OAKLEY, 212 WEST 14TH-ST.
Apartment No. 3, third floor, will be let from May 1st, unfurnished; rent, $75; light and roomy; also small first-floor apartment can be had; house carefully managed; call and examine.

THE DOUGLAS,
103 East 16th Street.
To let from June 1st; elegant apartment of 12 perfectly light rooms; hardwood, mirrors, steam heat, elevator, door service, &c.; $1,300. Inquire janitor, or Room 24, 229 Broadway.

THE KENILWORTH,
103 East 16th Street.
Rent free to June 1st; elegant apartments of 8 perfectly light rooms; no shafts; hardwood, mirrors, door service, &c.; $40 to $57.50. Inquire janitor, or Room 24, 229 Broadway.

THE LORNE and THE ROTHSAY,
134 and 136 East 18th Street.
Rent free to June 1st; elegant apartments of 8 light rooms; hardwood, mirrors, bric-a-brac mantels, door service, &c.; $46 to $63. Inquire janitor, or Room 24, 229 Broadway.

THE RICHMOND, 153 East 88th-st., cosy unfurnished apartments to rent to small family of adults; rent $30; good management; very genteel; only eight apartments in house. Janitress will show.

Furnished Apartments To Let.

THE WALTON, 164 EAST 89TH-ST.
Cosey furnished apartment to rent to small family of adults; rent $35; good management; references required. Janitor will show.

THE BROADWAY, 1,425 Broadway.—A very fine suite of four large rooms, completely furnished; two private baths, extensive closet accommodation, etc.; water service in the arrangements; rent from June to October.

Country Property For Sale and To Let.

AT RHINEBECK, Dutchess County, New-York (opposite the Catskill Mountains). Large two-story and attic dwelling, 44x62, with two wings, 14x25, 17 rooms, two new furnaces range, water closets, baths and laundry tubs and wash basins, all new modern plumbing work. Buildings in good repair. Large barn, carriagehouse, farm house and all necessary out buildings. Will sell 20 acres (more farm land in the immediate vicinity can be secured if required). 88 miles from New-York. Good roads, convenient to schools, churches, stores, etc.; suitable for gentleman's country or summer residence, or first-class boarding-house. Price, with 20 acres, $16,000, 60 per cent may remain on mortgage. WILL NOT TRADE OR EXCHANGE. Further particulars furnished on application by mail to JAS. S. ARMSTRONG, Rhinebeck, Dutchess County, New-York.

ADIRONDACKS—LAKE PLACID.—GENTLEMAN'S Country Seat, most beautifully located, directly on lake, near White Face Inn; completely furnished; boats, stables, six buildings; convenient to village, boat or rent low. Photographs, details, C. M. NOBLE, 109 Broadway, New-York.

ADIRONDACKS.—Elegant summer home on beautiful lake; handsomely furnished cottage; fine stable; rent low. Photographs WILLIAMS & GREENE, 561 5th-ave.

A GENTLEMAN will let his country place, at Dobb's Ferry, commanding fine view of the Hudson, to a small family from July 1 to September 15; reasonable terms to a desirable party. Apply to OUDIN & OAKLEY, 45 Broadway.

AT LARCHMONT.—To let, furnished cottage; nice order; 12 rooms, bathroom, hot and cold water, laundry, tubs; beautiful water front, facing Sound, park lawn, flowering trees; seen to be appreciated; rent $800. Inquire 159 East 31st-st. R. M. STIVERS.

A.—MY PERFECT SUBURBAN ALL-YEAR HOME is no longer required by reduced family; 40 minutes out, near Englewood; have spent $5,000 in durable improvements within two years; cost was $28,000; have enjoyed it 12 years; guarantee its healthfulness; perfect water supply; 14 rooms, all conveniences; fine shade; desirable neighborhood; stable; will sell for $15,000; easy terms. (Folio 6,632). PHILLIPS & WELLS, Tribune Building.

A FURNISHED SHORE FRONT HOTEL, sale or rent; 40 rooms; on south side Long Island, near Belle rt; bar and billiard rooms; two acres; stable, etc.; (Folio 6,546). PHILLIPS & WELLS, Tribune Building.

A COUNTRY SEAT with 38 acres; sale, rent, furnished; horses, carriages; garden planted, etc.; near Matawan, Monmouth County, N. J.; residence 15 to m.; all improvements; fine shade; plenty fruit; running water; $750 season. (Folio 6,698). PHILLIPS & WELLS, Tribune Building.

A DELIGHTFUL HOME in New-England college town.—Modern residence, 1,200 sq. ft.; heated by steam; table, range, etc.; plot seven acres; fruit; carriage-house and stable in perfect order; immediate possession; photos here. (Folio 6,282). PHILLIPS & WELLS, Tribune Building.

AT TENAFLY, N. J.—High and healthy situation, only 40 minutes out, gentleman's residence, 10 rooms, city conveniences; 30 acres; fine shade; highly improved; broad views; abundance fruit; cost $80,000; will sell about one-third; this is a special bargain. (Folio 6,655). PHILLIPS & WELLS, Tribune Building.

AT PICTURESQUE Pompton Lakes, 28 miles out, two railroad lines, near station, beautiful six-acre plot, partially wooded, for sale; high ground; easterly slope, with frontage on lake; no malaria or mosquitoes.
PHILLIPS & WELLS, Tribune Building.

AT BLACK ROCK BEACH, Conn., adjacent to George Hotel, fully furnished waterfront cottage, 11 rooms, all conveniences; two acres, shade; residence late George A. Wells. PHILLIPS & WELLS, Tribune Building.

A PRIZE FARM in a section of Massachusetts as beautiful as Lenox, 1.00 from Boston; well adapted for a high summer home; farm of 160 acres; 60 C. to the house, 12 rooms, eight large open fireplaces; grand old shade; delicious water; ample outbuildings, accommodating 50 head; most charming outlook; selected by present owner for natural advantage, beauty and productiveness; sold, equipped and furnished; immediate possession. $14,000; reasonable terms. (Folio 6,656). PHILLIPS & WELLS, Tribune Building.

AT DUNELLEN, on Central Railway, N. J.—House 10 rooms; plot 100x150; fine shade; good neighborhood; only $4,000; half on mortgage. (Folio 6,677). PHILLIPS & WELLS, Tribune Building.

BEAUTIFUL little cottage at Parkhill, Yonkers, to let, unfurnished, from June 1, 2 to 3 years' lease to refined family of four to six. In perfect order, inside and outside and ready for inspection. Healthy location and good neighborhood. Caretaker will show without permit week-days and Sundays. Take Northern Railroad from 155th-st., via 6th-ave. elevated. Half-hourly trains to Parkhill-st., and only two minutes' walk from that station to house, known as 41 Highland Avenue. Rent $1,100 per year.

BEAUTIFUL BELLEVILLE, N. J.
11 miles from City Hall; two lovely new houses; 8 rooms; spring water; bath; set tubs; high ground; pure air and hilltop breezes; one minute from depot; $30 monthly.
HEALTH FOOD CO., 61 Fifth Avenue.

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